

PEL1700533

Send tax notice to:
Matthew Thomas Bayley & Cara Paige Bayley
1201 Bunting Drive
Alabaster, AL 35007

This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Nine Thousand and 00/100 Dollars (\$199,000.00) in hand paid to the undersigned, **ROI Pros LLC, an Alabama limited liability company** (hereinafter referred to as "Grantor"), by **Matthew Thomas Bayley and Cara Paige Bayley** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15, Block 5, according to Meadowlark as recorded in Map Book 7, Page 98, Shelby County, Alabama Records.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.

\$195,395.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

The Grantor does for itself, its heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons. __

TO HAVE AND TO HOLD to Grantees, their, executors, administrators and assigns
forever.



20170905000322480 2/3 \$25.00
Shelby Cnty Judge of Probate, AL
09/05/2017 11:00:00 AM FILED/CERT

IN WITNESS WHEREOF, Grantor, ROI Pros, LLC, an Alabama limited liability company, has set signature and seal on this, the 29 day of August, 2017

ROI Pros LLC

By Evan Dujanovic
Its: Member

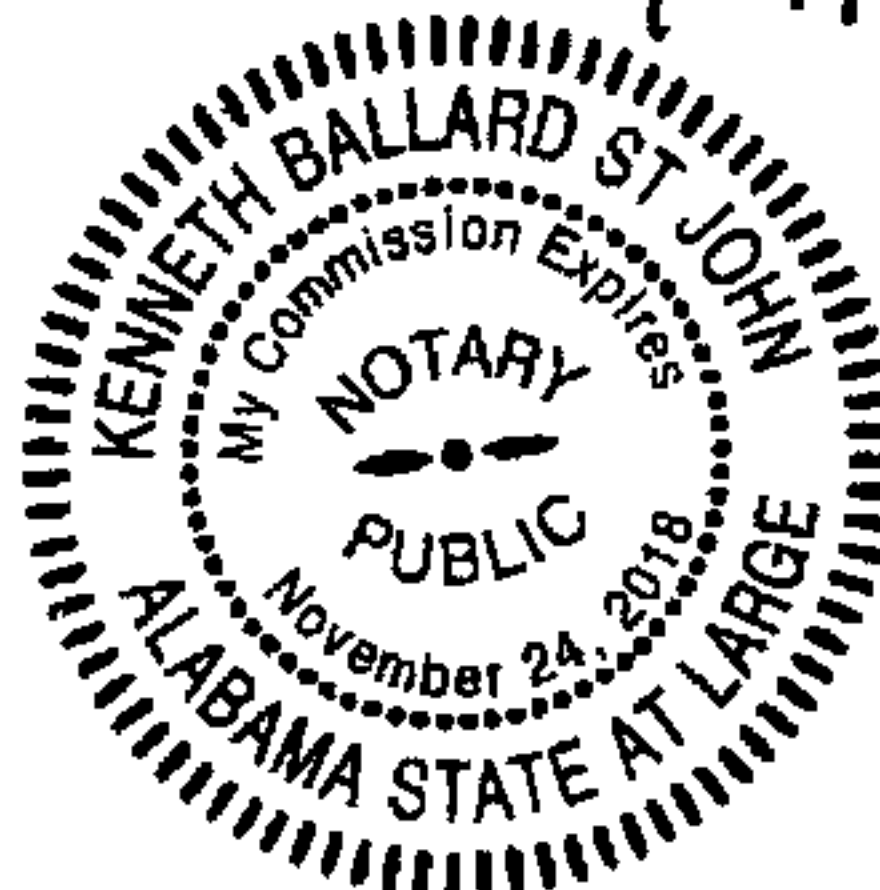
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Evan Dujanovic, whose name as Member of ROI Pros LLC, an Alabama limited liability company is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he in his capacity as such Member and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 29 day of August, 2017.

(Notary Seal)

Notary Public
Print Name: Kenneth Ballard St. John
Commission Expires: 11/24/2018





20170905000322480 3/3 \$25.00
Shelby Cnty Judge of Probate, AL
09/05/2017 11:00:00 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name RAI PROS LLC
Mailing Address 2722 Wellington Dr
Pellham, AL 35124

Grantee's Name Matthew Thomas Bayly
Mailing Address Care Corp. Bayly
1201 Bunting Dr.
Alabaster, AL 35007

Property Address 1201 Bunting Dr.
Alabaster, AL 35007

Date of Sale 8/29/17
Total Purchase Price \$ 199,000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/29/17

Print

Courtney Snow

Unattested

Sign

Courtney Snow

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1